



THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

COUNTY ADMINISTRATION BUILDING, UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 952-3220

NOTICE OF HEARING

Date: February 18, 2020

Petitioner: 6Fifty Reality Group

Appeal No.: V-2-20

Hearing Date: WEDNESDAY, MARCH 4, 2020, AT 6:00 P.M. **EVENING**

Place: Zoning Hearing Room #L 205
County Administration Building, Upper Marlboro, Md.

Appeal has been made to this Board for permission to validate existing conditions (front yard building line, lot width-building and lot width-street) and obtain a building permit for a proposed two-story dwelling with basement, two-car garage, balcony and deck on R-55 zone (One-Family Detached Residential) property known as Lot 10, block 12, Hyattsville Hills Subdivision, being 3900 Jefferson Street, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

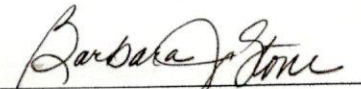
The specific violation resides in the fact that Zoning Ordinance Section 27-442(d)(Table III) prescribes that each lot shall have a minimum width of 65 feet measured along the front building line and 45 feet measured along the front street line. Section 27-442(e)(Table IV) prescribes that each lot shall have a front yard at least 25 feet in depth. Section 27-442(c)(Table II) prescribes that not more than 30% of the net lot area shall be covered by buildings and off-street parking. Variances of 11 feet front building line width, 3 feet front street line width, 5 feet front yard depth and 7% net lot coverage are requested.

Public hearing on this Appeal is set for the time and place stated above. **Petitioner, or counsel representing Petitioner, should be present at the hearing. A Petitioner which is a corporation, limited liability company, or other business entity MUST be represented by counsel, licensed to practice in the State of Maryland, at any hearing before the Board. Any non-attorney representative present at the hearing on behalf of the Petitioner (or any other person or entity) shall not be permitted to advocate.**

Adjoining property owners, who are owners of premises either contiguous to or opposite the property involved, are notified of this hearing in order that they may express their views if they so desire. However, their presence is not required unless they have testimony to offer the Board.

If inclement weather exists on hearing date, please contact the office to ascertain if hearing is still scheduled.

BOARD OF ZONING APPEALS

By: 
Barbara J. Stone
Administrator

cc: Petitioner
Adjoining Property Owners
Park and Planning Commission
City of Hyattsville
Tom Haller, Esq
Capitol Development Design Inc.

3/4/2020

APPEAL NO. V-2-20



BOARD of APPEALS

Zoning and Administrative

County Administration Building, Room L-200
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
(301) 952-3220



Received Stamp

(USE BLACK INK ONLY)
PLEASE READ ALL INSTRUCTIONS
BEFORE FILLING OUT APPLICATION

APPLICATION FOR A VARIANCE

(If variance is being applied for due to receipt of a Violation Notice, a copy of the notice is required.)

For assistance in completing questions below, see corresponding paragraphs on *Instructions to Applicants*, which is designed to help you fill out this form.

Owner(s) of Property 6FIFTY REALITY GROUP

Address of Owner(s) 80 M STREET, SE SUITE 100

City WASHINGTON State DC Zip Code 20003

Telephone Number (home) (202) 318-5570 (cell) (202) 413-1955 (work) _____

E-mail address: kj_hughe@hotmail.com

Location of Property involved:

Street Address 3900 JEFFERSON STREET

City HYATTSVILLE

Lot(s) 10 Block 12 Parcel _____

Subdivision Name HYATTSVILLE HILLS

Professional Service:

► Engineer ► Contractor ► Architect: (if different from above): (circle one)

Name: CAPITOL DEVELOPMENT DESING INC. Phone Number: (301) 937-3501

Address: 4600 POWDER MILL ROAD, BELTSVILLE MD 20705 Email Address: massoud@cddi.net

Attorney representing applicant: (If applicable)

Name: Tom Haller Phone Number: (301)306-0033

Address: 1300 Caraway Court, Suite 102, Largo MD. 20774 Email Address: thaller@gibbshaller.com

Association Name(s) & Address(es) (Homeowners/Citizens/Civic and/or Community):

Name: N/A

Address: _____

Municipality (Incorporated City/Town)

Name Hyattsville

What will be or has been constructed on the property which has required a variance? _____

Single Family Dwelling Unit.

7-442 (e) Yards. 25 FEET FRONT YARD SETBACKS. Please see Variance Justification which will be submitted in few days.

Has a Violation Notice / Stop Work Order /Correction Notice been issued to the Property Owner regarding this property?

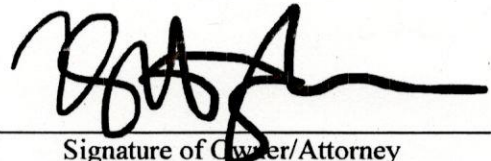
No X Yes _____ Date Issued: _____ Violation Notice No. # _____

Inspector's Name: _____

Do you need the services of a foreign language interpreter at your hearing? (\$30.00 fee required)

Yes _____ No X

Foreign Language: _____



Signature of Owner/Attorney

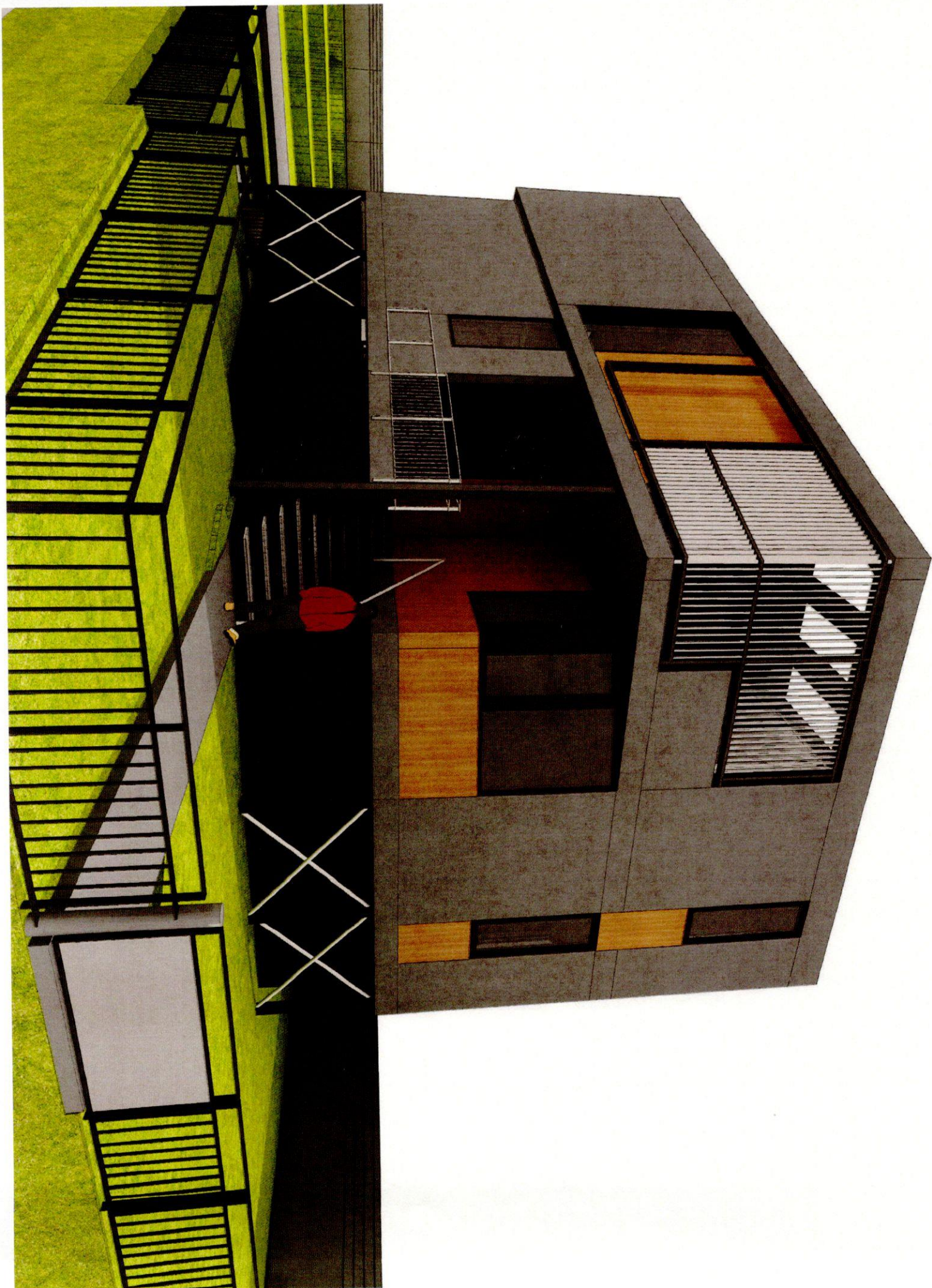
Kibwe Hughes

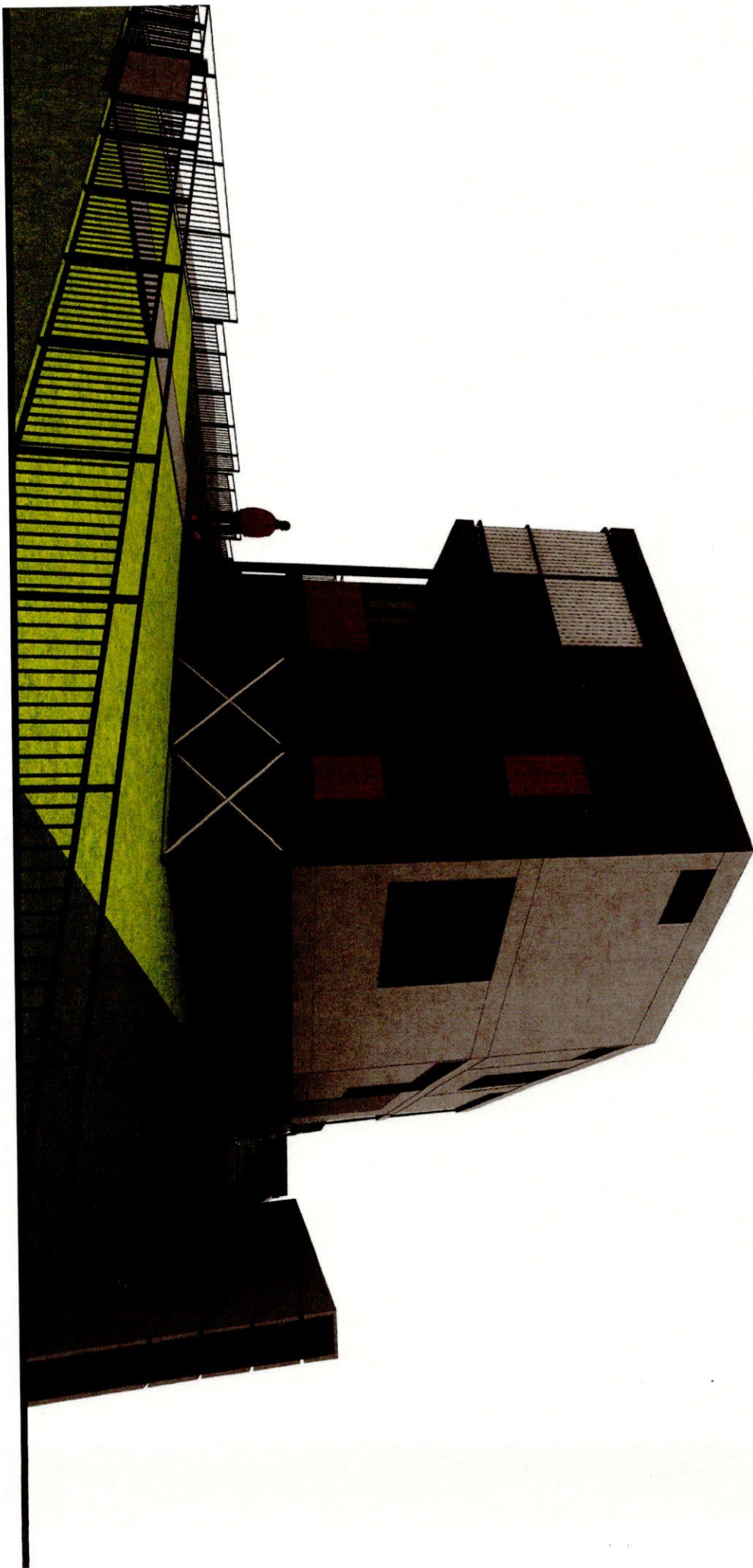
Printed Name

IMPORTANT:

Failure to provide complete and accurate information on this application may delay or jeopardize consideration of the request. Applications on which all required information is not furnished will be returned for completion before processing.

Approval of a variance is not a guarantee that further review will not be necessary by other governmental authorities. For further information regarding Board of Zoning Appeals policies and procedures, see Sections 27-229 through 27-234 of the County Zoning Ordinance and/or the Board's website at <http://pgccouncil.us/>.









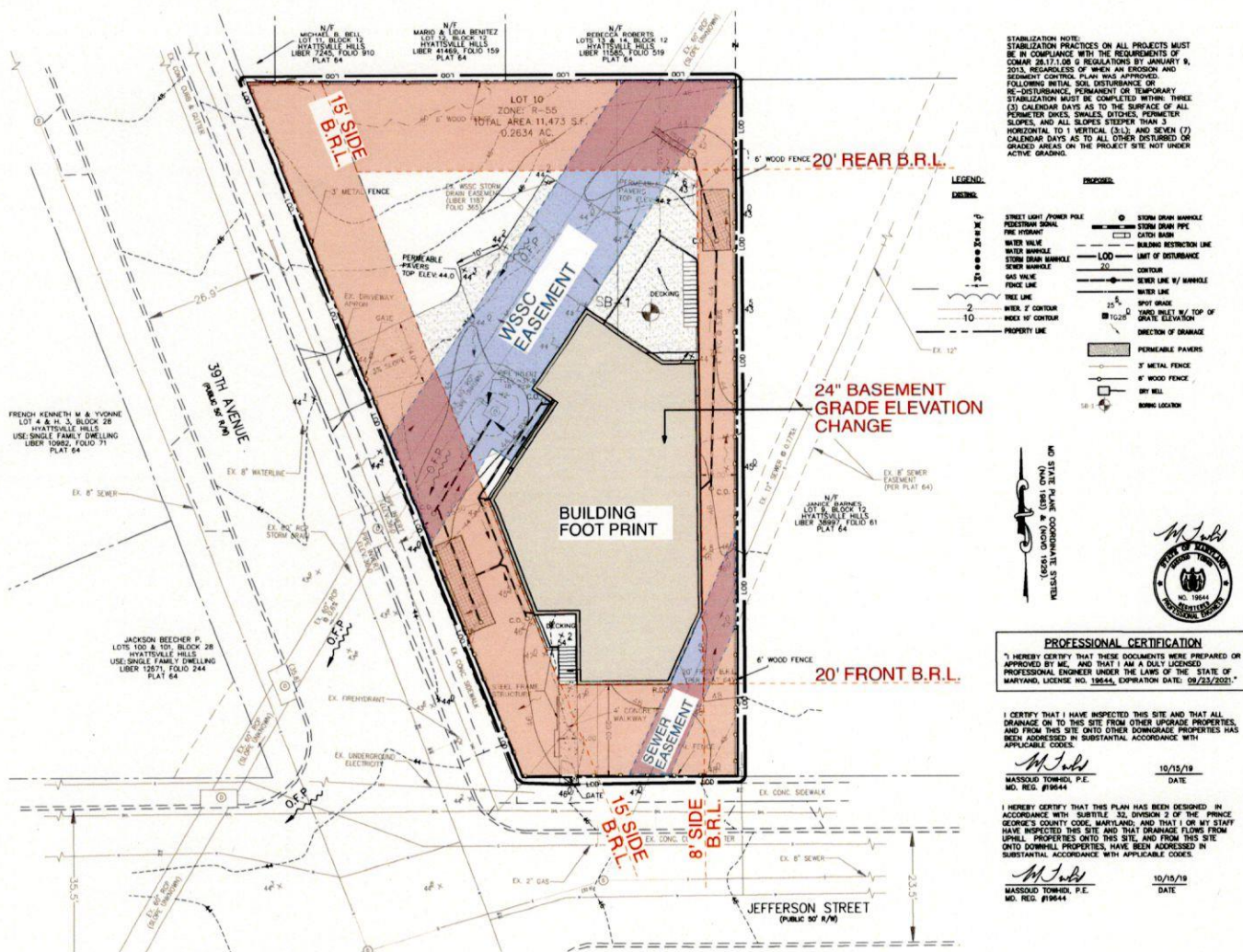
01/03/20

HOUSE OF HUGHES

VARIANCE PACKAGE



01/03/20



HOUSE OF HUGHES- SITE RESTRICTION DIAGRAM

01/03/20



HOUSE OF HUGHES- SET BACK BLOCK

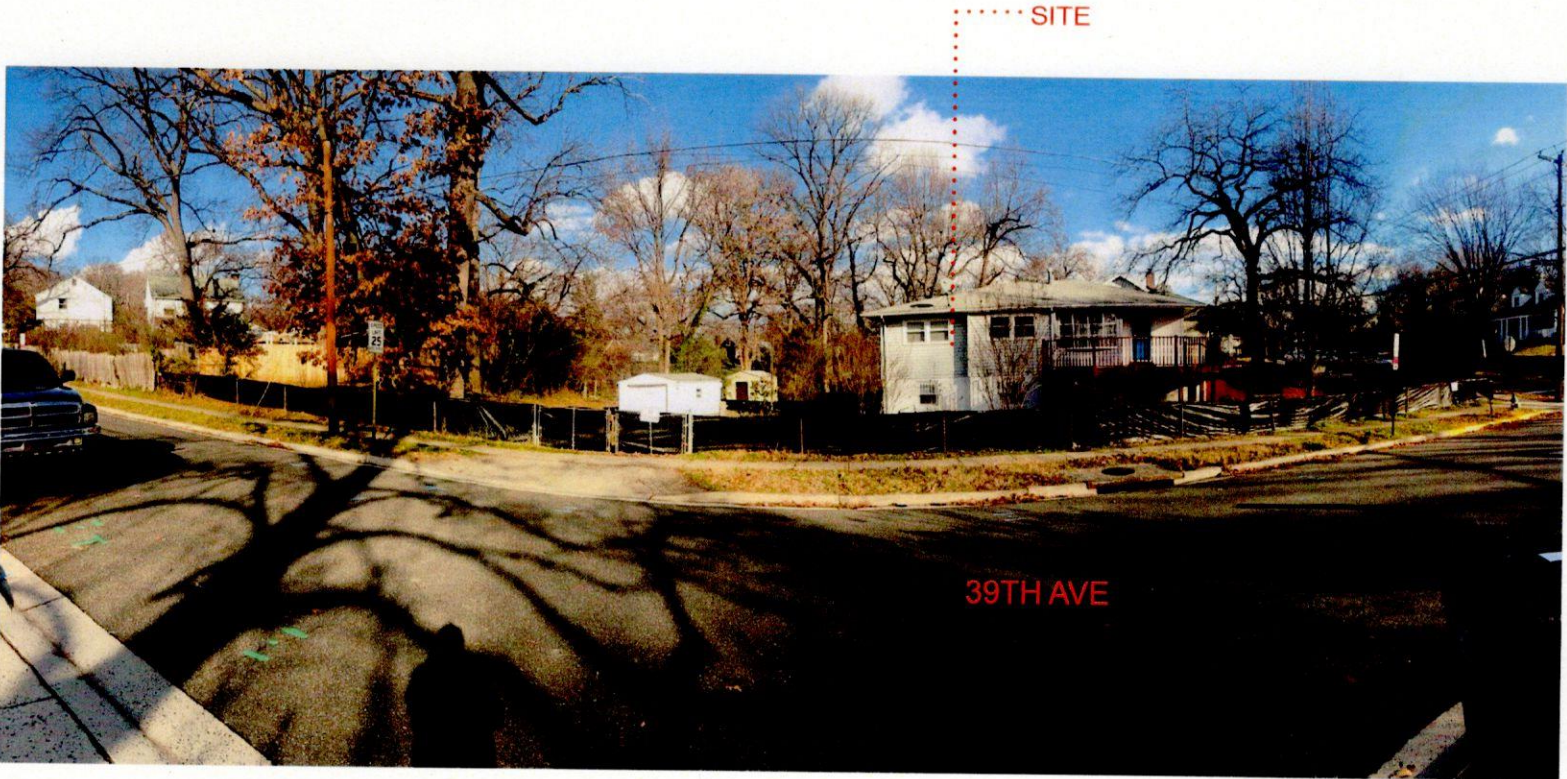
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..... SITE



HOUSE OF HUGHES- VIEW FROM 39TH AVE. AND JEFFERSON ST.

01/03/20



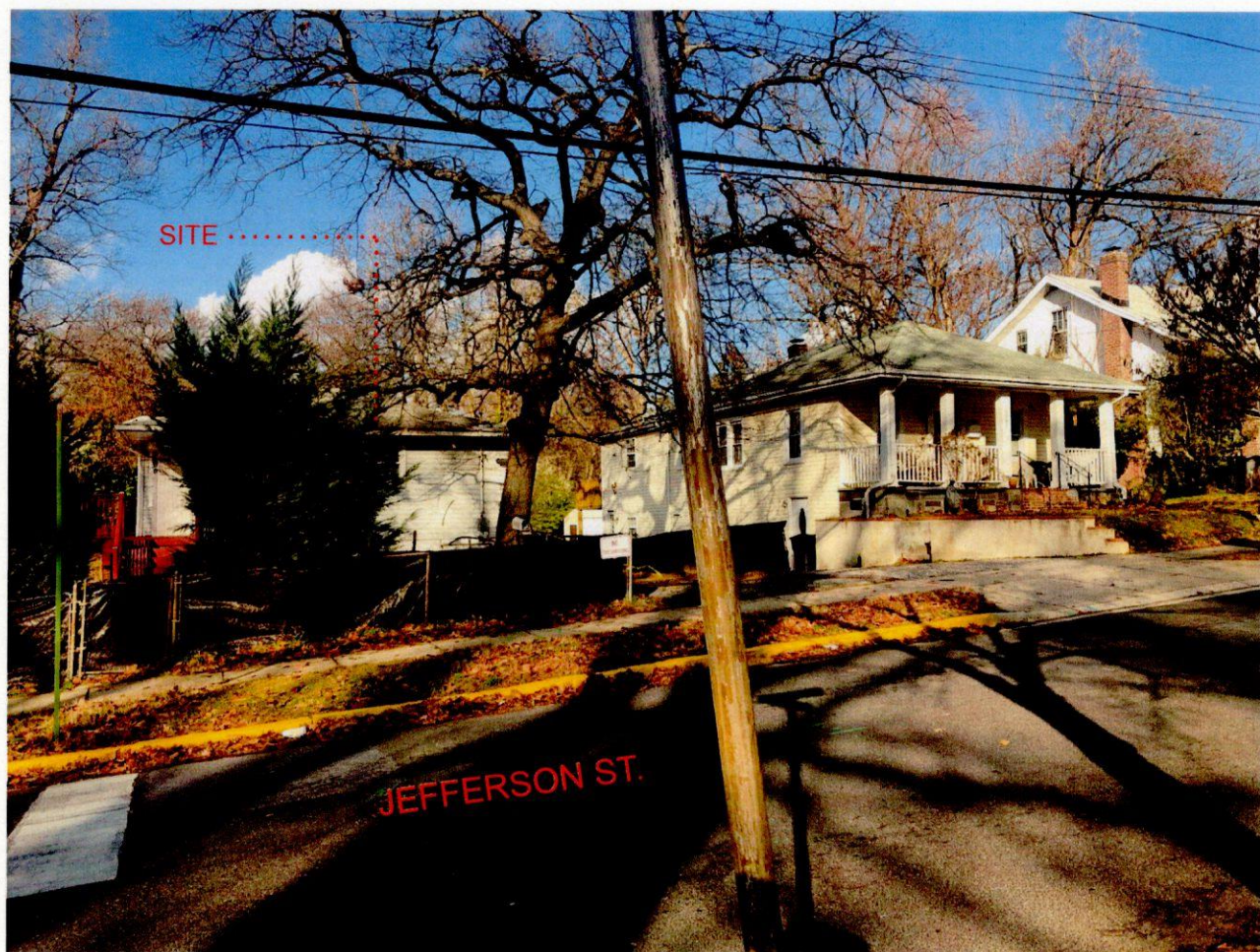
HOUSE OF HUGHES- VIEW FROM 39TH AVE.

01/03/20



HOUSE OF HUGHES- VIEW FROM JEFFERSON ST.

01/03/20



JEFFERSON ST.

HOUSE OF HUGHES- VIEW FROM JEFFERSON ST.

01/03/20

SITE



HOUSE OF HUGHES- VIEW FROM FRONT YARD

LOT COVERAGE WORKSHEET

NET LOT SIZE

11,473 SQUARE FEET

30 % LOT COVERAGE ALLOWED

3,442 SQUARE FEET

STRUCTURE/PARKING

MEASUREMENTS

SQUARE FOOTAGE

HOUSE

2,597

GARAGE/CARPORT

DRIVEWAY

1,258

PORCH/SUNROOM

① 350
② 55

SHED(S)

ADDITION(S)

OTHER:

TOTAL LOT COVERAGE

4,260

TOTAL % NET LOT COVERAGE

37 %

TOTAL % OVER NET LOT COVERAGE

7 % (818 S.F.)

[illegible]